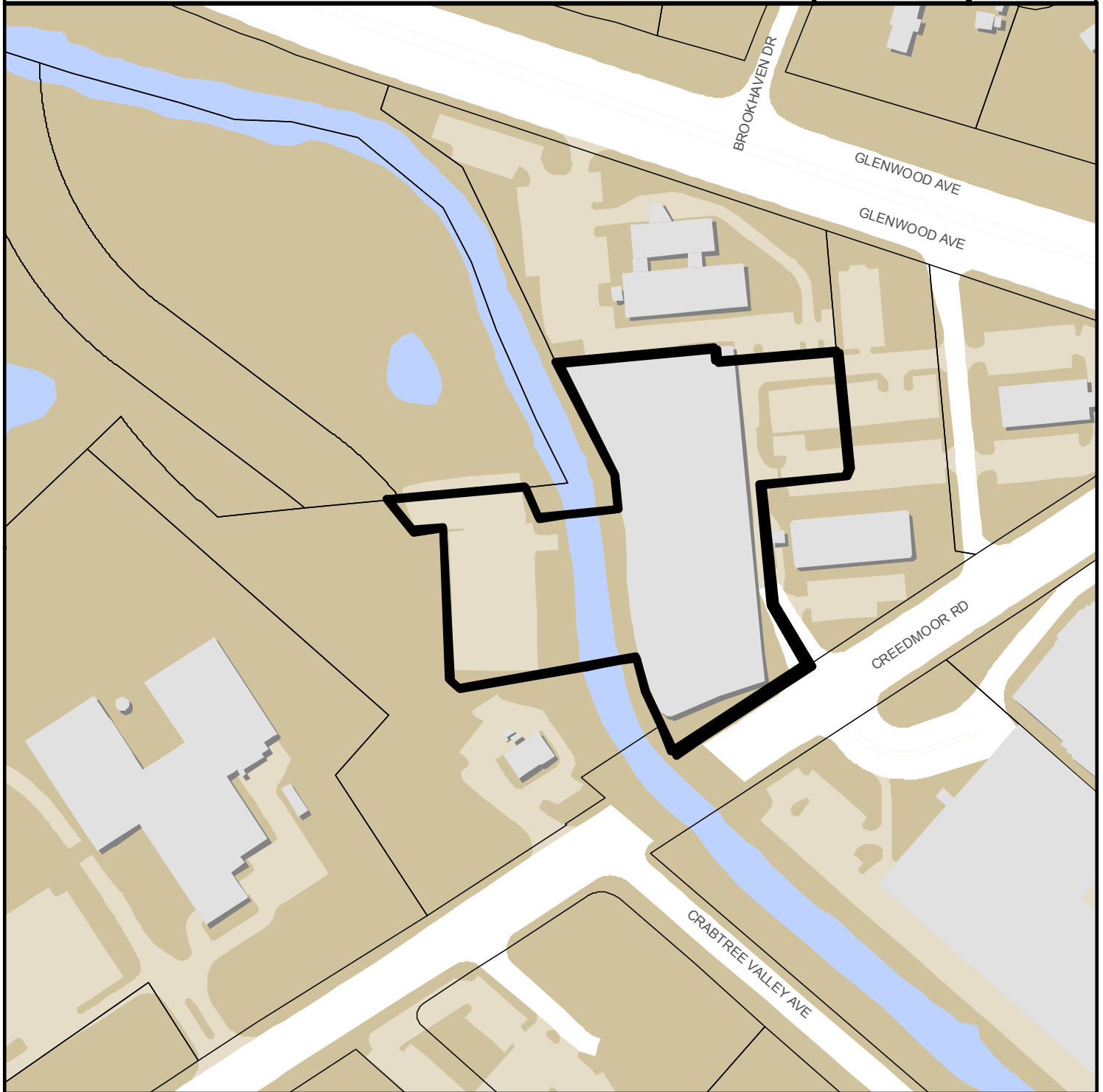


SOLEIL CENTER SP-52-2005



0 300 600 Feet

Zoning: **O&I-1&2, SC CUD**
CAC: **Northwest**
Drainage Basin: **Crabtree Basin**
Acreage: **4.91**
Square Feet: **28,338**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **RL Regi NC GTree LLC**
Phone: **(919) 590-0377**





Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission <input checked="" type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 426282 Assigned Project Coordinator Assigned Team Leader Bradshaw SP-52-05	
* May require Planning Commission or City Council Approval ** Legacy Districts Only			
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name: Soleil Center			
Proposed Use: Mixed Use : Hotel and Condo			
Property Address(es): 4501 Creedmoor Road, Raleigh, NC 27612			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 0796315688	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input checked="" type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input checked="" type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval.: The application is for the extension of SP-52-05 and associated permits		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. : N/A		
CLIENT (Owner or Developer)	Company: RL REGI NC GTREE, LLC		Name (s): Mack Paul
	Address: 630 Davis Drive, Suite 200, Morrisville, NC 27560		
	Phone: (919) 590-0377	Email: mpaul@morningstarlawgroup.com	Fax
CONSULTANT (Contact Person for Plans)	Company: Kimley-Horn and Associates		Name (s): Chris Bostic
	Address: 333 Fayetteville Street, Suite 600, Raleigh, NC 27601		
	Phone: (919) 653-2927	Email: chris.bostic@kimley-horn.com	Fax

SP-52-05

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information	
Zoning District(s): O&I-1 and O&I-2 (1.89 acres) , SC-CU (2.99 acres)	Proposed building use(s) : Mixed Use : Hotel and Condo	
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross: 0 SF	
Overlay District: N/A	Proposed Building(s) sq. ft. gross: 665,900 SF (Two Buildings)	
Total Site Acres: 4.88 Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 665, 900 SF	
Off street parking Required: 514 Spaces Provided: 515 Spaces	Proposed height of building(s): 480 ft (O&I-2) , 60 ft (SC)	
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) : 3.13	
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage: 19.07% (site plans only)	
CUD (Conditional Use District) case # Z-51-04		
Stormwater Information		
Existing Impervious Surface: 3.95 acres	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Impervious Surface: 3.16 acres	If Yes, please provide Alluvial Soils: N/A Flood Study: N/A FEMA Map Panel # 3720079600J	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)		
<p>Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.</p> <p>This application is for an extension of approved Site Plan SP-52-05.</p>		

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units: 54	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units: 290	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above): 344	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br: 28 3br: 22 4br or more: 4	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s): 28.6	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Kimley Horn and Assoc. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

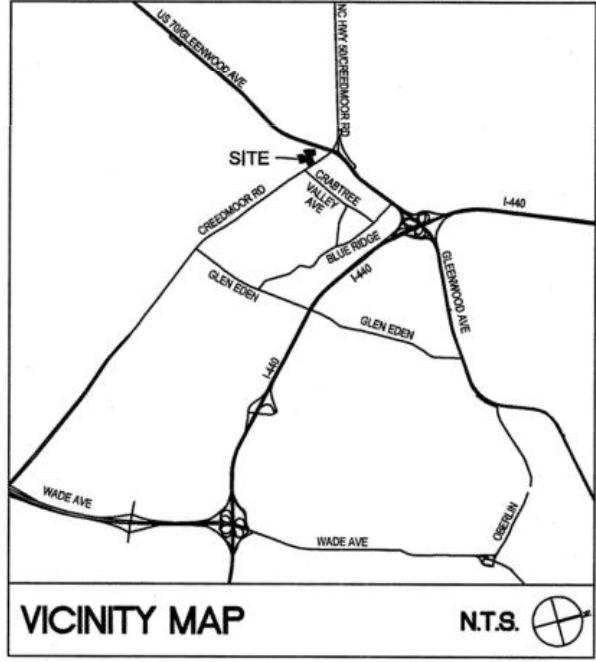
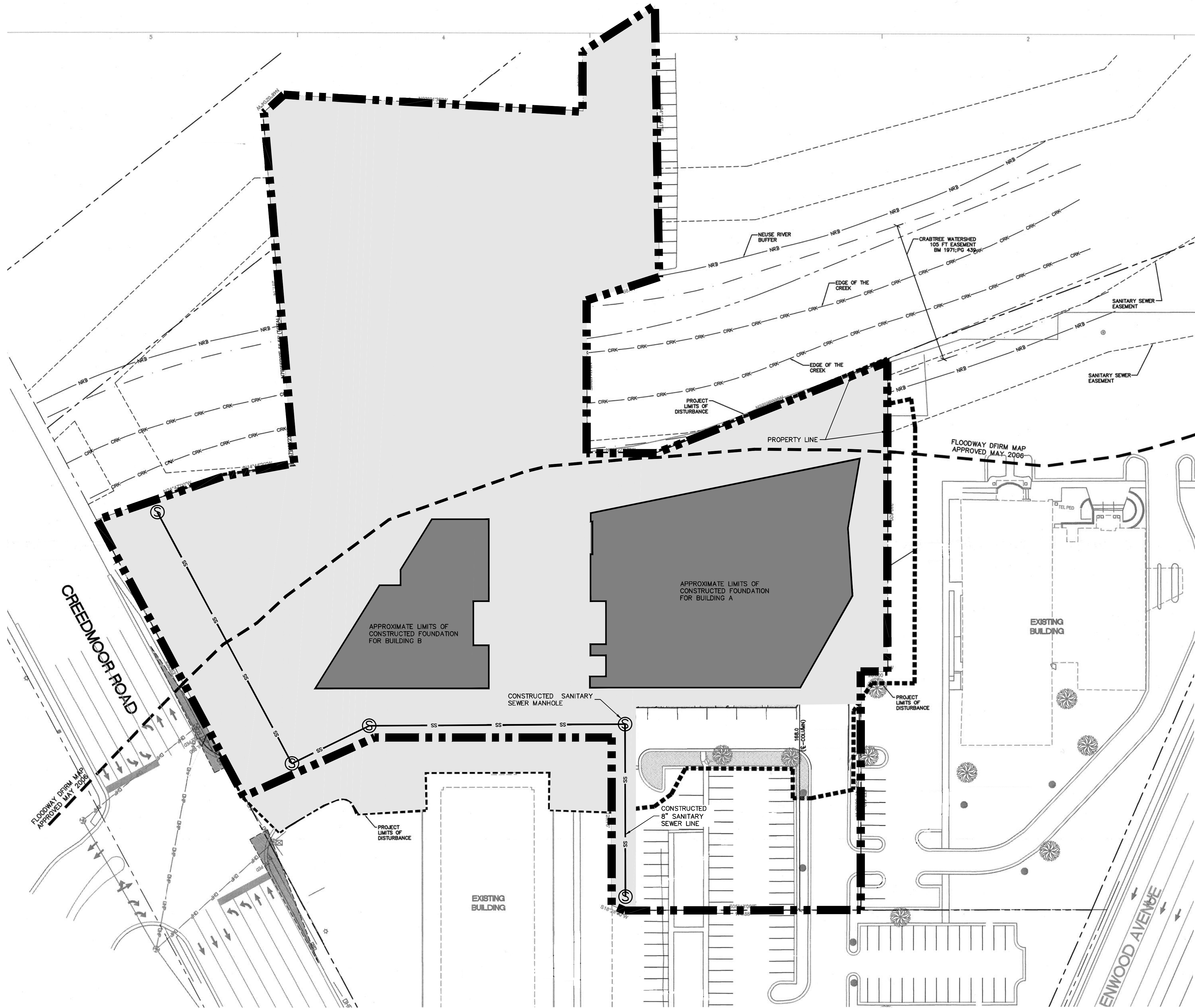
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 3/19/15

Signed _____ Date _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<input type="checkbox"/>				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared, and shall be without liability to Kimley-Horn and Associates, Inc. if used for any other purpose or client without the written authorization and approval of Kimley-Horn and Associates, Inc. and shall be without liability to Kimley-Horn and Associates, Inc. if used for any other purpose or client without the written authorization and approval of Kimley-Horn and Associates, Inc.



EXISTING SITE INFORMATION OBTAINED FROM THE GLENN-TREE INVESTMENTS, LLC TOPOGRAPHIC SURVEY BY THE JOHN A. EDWARDS & COMPANY, 333 WADE AVE., RALEIGH, NC 27605, (P19) 828-4438, DATED 06/01/05, REVISED 07/12/07.

LEGEND

AREA OF CONSTRUCTED BUILDING FOUNDATION



PROPERTY BOUNDARY LINE



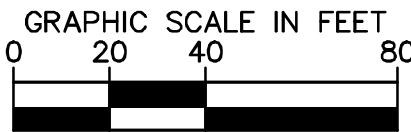
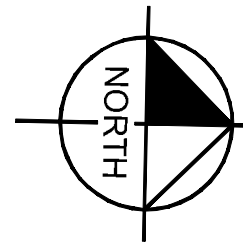
CONSTRUCTED SANITARY SEWER LINE



CONSTRUCTED SANITARY SEWER MANHOLE



SITE PLAN, SP-52-05, APPROVED BY RALEIGH CITY COUNCIL ON 11/01/2005. BUILDING A AND B FOUNDATION FOOTERS AND SHOWN 8-INCH SANITARY SEWER LINE WERE CONSTRUCTED.



No.	REVISIONS	DATE	BY

Kimley»Horn

© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494 FAX: 919-653-5847
WWW.KIMLEY-HORN.COM
NC CERT. OF AUTH: F-0102

KHA PROJECT
018990000
DATE
03/17/2015
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

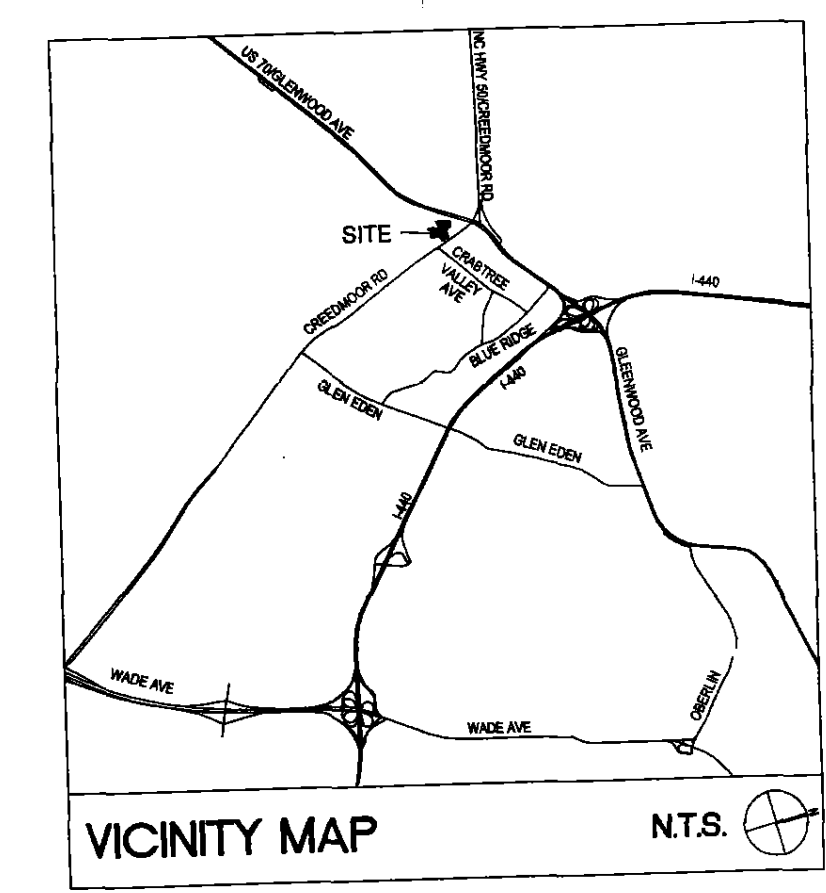
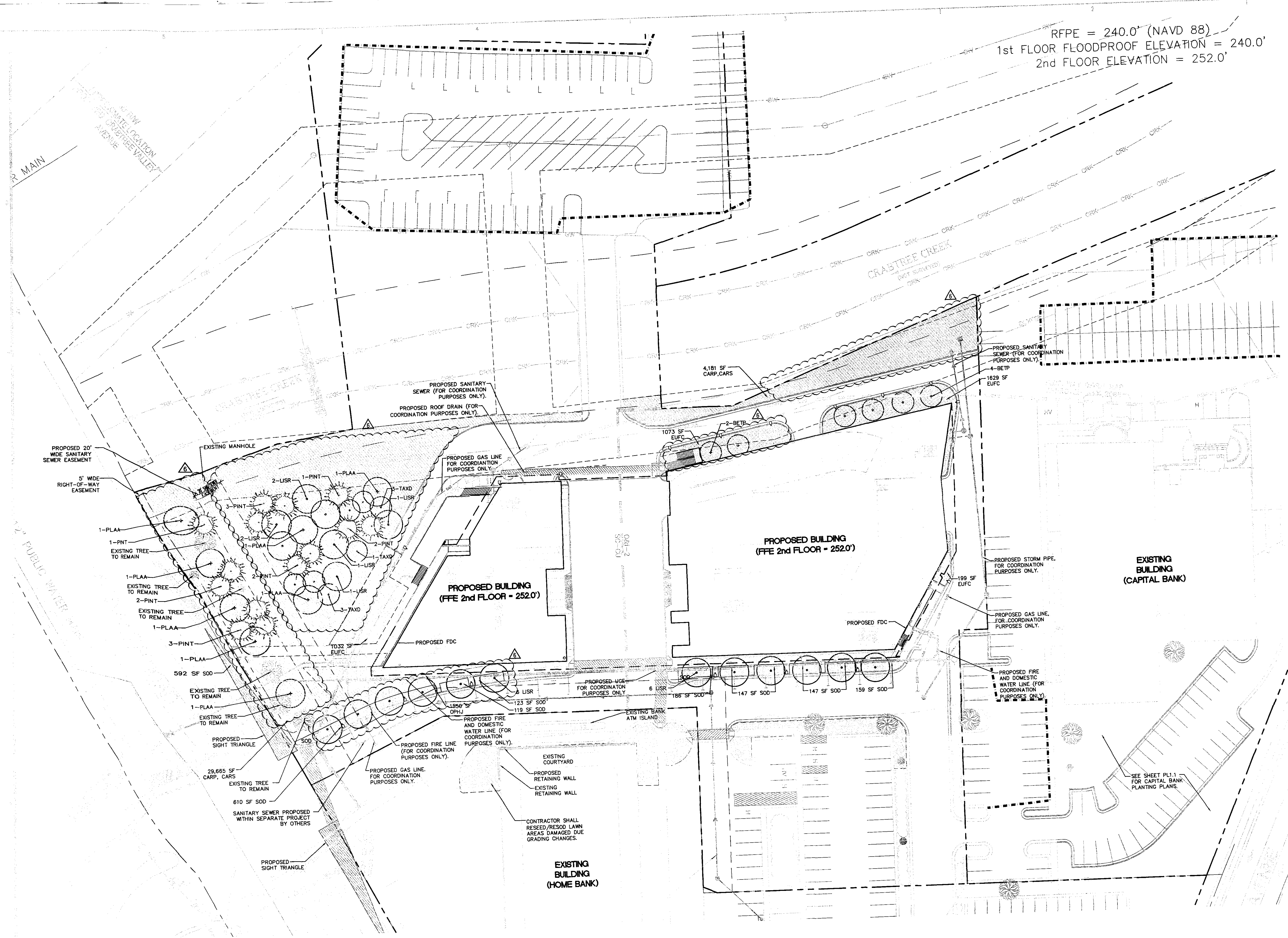
SOLEIL CENTER

RALEIGH

NORTH CAROLINA

CONSTRUCTION EXHIBIT

SHEET NUMBER
EX-1



EXISTING SITE INFORMATION OBTAINED FROM THE GLENN-TREE INVESTMENTS, LLC TOPOGRAPHIC SURVEY BY THE JOHN A. EDWARDS & COMPANY, 333 WADE AVE., RALEIGH, NC 27605, (919) 828-4428, DATED 08/01/05, REVISED 07/12/07.

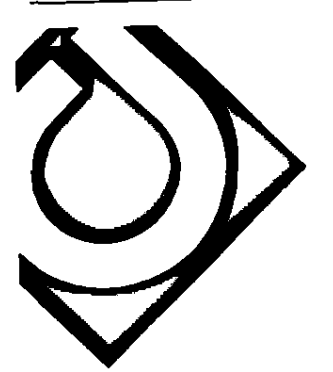
SYMBOL	DETAIL
	PROPOSED TREELINE
	PROPOSED TREE
	PROPOSED SHRUBS
	PROPOSED SEED/SOD
	PROPOSED GROUNDCOVER
	PROPOSED GROUNDCOVER
	PROPOSED LIGHT FIXTURE
	CITY OF RALEIGH REQUIRED PLANTS

- ### PLANTING PLAN NOTES
- SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARDS FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - HEIGHT AND WIDTH SPECIFICATIONS INDICATED ON PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE AND CALIPER.
 - ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 8" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
 - CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 8" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
 - CONTRACTOR SHALL MULCH ALL SHRUB BEDS WITH 4" AGED SHREDDED HARDWOOD BARK. CONTRACTOR SHALL MULCH ALL ANNUAL/PERENNIAL BEDS WITH 1" PINE BARK FINES.
 - ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SEED BY THE CONTRACTOR.
 - CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
 - IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 8" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
 - SEE DETAILS 1-13, SHEET PL-1.4 FOR PLANTING DETAILS.
 - CONTRACTOR SHALL RESEED/RESOD LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
 - CONTRACTOR SHALL COORDINATE ALL PLANTING IN THE RIGHT-OF-WAY WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR LOCAL TRANSPORTATION DEPARTMENT.
 - ALL STRAPPING AND TOP 2/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
 - FOR NEW PLANTING AREAS, CONTRACTOR SHALL REMOVE ALL PAVED, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS, REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR AMEND THE TOP 24" OF EXISTING SOIL TO MEET SPECIFIED TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN A MINIMUM AREA OF 350 SQUARE FEET PER TREE).
 - LARGE MATURING TREES SHALL BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CONTRACTOR SHALL CONTACT URBAN FORESTER TO RESOLVE BEFORE PLANTING.
 - CONTRACTOR SHALL CALL 919-516-2555 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, SEVEN TO TEN DAYS PRIOR TO THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY DATE.
 - MINIMUM TREE SIZE AT PLANTING SHALL BE TWO INCH CALIPER (FOR SINGLE STEM TREES), ALL MULTI-STEM PLANTS SHALL BE TREE FORM, MAXIMUM THREE TO FIVE TRUNKS, AND A MINIMUM SEVEN FEET TALL.
 - EXISTING VEGETATION SHALL MEET THE REQUIREMENTS OF SECTION 10-2082 OF THE RALEIGH CITY CODE AND IT WILL BE SUPPLEMENTED (IF INSUFFICIENT) PER THE RECOMMENDATIONS OF THE INSPECTOR.
 - SHADED PLANT MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS IS REQUIRED TO MEET CITY OF RALEIGH TREE ORNAMENTAL AND ZONING ORDINANCE REQUIREMENTS. CONTRACT/COORDINATE WITH LANDSCAPE ARCHITECT IF PLANT QUANTITIES ARE ALTERED.
 - ALL CARE SHALL BE TAKEN BY LANDSCAPE CONTRACTOR TO PROTECT EXISTING TREES ALONG CREEDMOOR ROAD FROM GRADING AND UTILITY WORK. INSTALL TREE PROTECTION FENCE AROUND CANOPY DROP LINE OF EXISTING TREES. PROPOSED TREES SHALL BE PLANTED AMONGST EXISTING TREES, TAKING CARE TO MINIMIZE DAMAGE TO EXISTING TREES BY AVOIDING IMPACTS WITHIN CANOPY DROP LINE.

SOLEIL CENTER

4501 CREEDMOOR ROAD
RALEIGH, N.C.

OWNER:
Glen-Tree Investments, LLC
1120 S. E. Cary Parkway
Cary, NC 27511
OWNER'S REPRESENTATIVE:
SOLEIL GROUP
1120 S. E. Cary Parkway, Suite 201
Cary, NC 27511
(919) 719 1000
F: (919) 719 1011



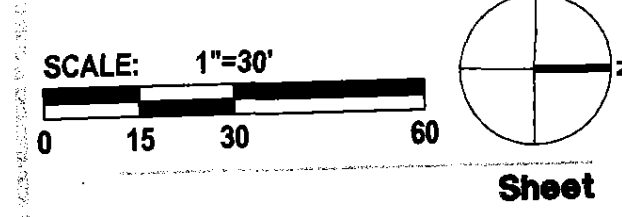
Cole Jenest & Stone
Creating the Foundation
Realizing the Possibilities
Landscape Architecture
Civil Engineering
Urban Design

144 Fayetteville Street, Suite 400 Raleigh, NC 27601
p 919 719 1000 f 919 719 1011 www.colejenestandstone.com

SP-52-05

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Revisions		



PL1.0

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PLANT SCHEDULE

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPAC'G	NOTES
BUFFER/NATURALIZED TREES							
PINT	14	Pinus taeda	LOBLOLLY PINE	2" CAL.	B&B	A.I.	
PLAA	3	Platanus x acerifolia	LONDON PLANETREE	2" CAL.	B&B	A.I.	
TAXD	7	Taxodium distichum	BALD CYPRESS	2" CAL.	B&B	A.I.	
USK	4	Liquidambar styraciflua	ROUNDLEAF SWEETGUM	2" CAL.	B&B	A.I.	FRUITLESS VARIETY
STREET TREES							
BETP	6	Betula papyrifera	PAPER BIRCH	2" CAL.	B&B	A.I.	
USK	12	Liquidambar styraciflua	ROUNDLEAF SWEETGUM	2" CAL.	B&B	A.I.	FRUITLESS VARIETY
PLAA	5	Platanus x acerifolia	LONDON PLANETREE	2" CAL.	B&B	A.I.	
GROUNDCOVERS							
CARP	33,846 SF TOTAL	Carex plantaginifolia	PLANTAIN-LEAVED SEDGE	1 GAL.	CONT.	24" O.C.	RATIO: 60% CARP: 40% CARP
CARS		Carex stricta	TUFTED SEDGE	1 GAL.	CONT.	24" O.C.	
EUPC	4,232	Eunymus fortunei	PURPLE WINTERREEPER	4" POT	CONT.	12" O.C.	
OPHU	1550 SF	Opuntia japonica	MONDO GRASS	1 GAL.	CONT.	12" O.C.	

GENERAL NOTES

- SEE SHEET PL-1.1 FOR CAPITAL BANK PLANTING PLANS, PLANTING NOTES AND PLANTS SPECIFIED.
- SEE SHEETS PL-1.1 AND PL-1.2 FOR GREENROOF PLANTING PLANS, PLANTING NOTES AND PLANTS SPECIFIED.

LANDSCAPE CALCULATIONS

STREET YARD:
CREEDMOOR ROAD
STREET FRONTAGE: 233 FT.
SUBTRACT DRIVEWAY: 34 FT.
TOTAL LENGTH: 199 FT.
RATIO REQUIRED: 1 TREE/50 L.F.
REQUIRED TREES: 4 (199.2 L.F./50)
EXISTING TREES: 6
PROVIDED: 11 TREES

ENTRY DRIVE
STREET FRONTAGE: 458
SUBTRACT DRIVEWAY: 66
TOTAL LENGTH: 392
RATIO REQUIRED: 1 TREE/50 L.F.
REQUIRED TREES: 8 (391.78 L.F./50)
PROVIDED: 12

ATTENTION CONTRACTOR/LANDSCAPER
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SITE, SIGNAL, OVERHEAD POWERLINES OR OTHER UTILITIES. NOTIFY THE LANDSCAPE ARCHITECT OF CHANGES TO THE APPROVED PLAN RECOMMENDED BY THE URBAN FORESTER.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE CITY OF RALEIGH PUBLIC UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

PERKINS + WILL

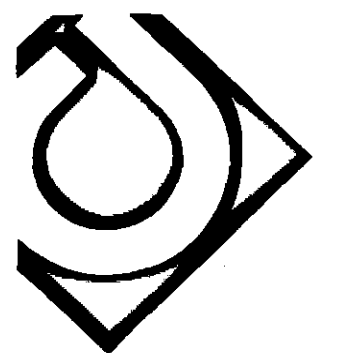
330 N. Wabash Ave.
Suite 3600
Chicago, IL 60611
P: 312.755.0770
F: 312.755.0775

SOLEIL CENTER

4501 CREEDMOOR ROAD
RALEIGH, N.C.

OWNER:
Glen-Tee Investments, LLC
1120 S. E. Cary Parkway
Cary, NC 27511

OWNER'S REPRESENTATIVE:
SOLEIL GROUP
1120 S. E. Cary Parkway
Cary, NC 27511
P: (919) 716 1010
F: (919) 716 1011



Cole Jenest & Stone
Shaping the Environment
Building the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

150 Fayetteville Tower, Suite 500 Raleigh, NC 27601
P: 919 733 3800 • F: 919 733 3810 • www.colejenestandstone.com

SP-52-05

RFPE = 240.0' (NAVD 88)
1st FLOOR FLOODPROOF ELEVATION = 240.0'
2nd FLOOR ELEVATION = 252.0'

PROPOSED WEST
PARKING LOT: 135
PARKING STALLS

APPROXIMATE LOT
DIMENSIONS

PROPOSED WEST
PARKING LOT: 135
PARKING STALLS

APPROXIMATE LOT
DIMENSIONS

PROPOSED WEST
PARKING LOT: 135
PARKING STALLS

APPROXIMATE LOT
DIMENSIONS

PROPOSED WEST
PARKING LOT: 135
PARKING STALLS

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PARKING STALLS

APPROXIMATE LOT
DIMENSIONS

PROPOSED WEST
PARKING LOT: 135
PARKING STALLS

APPROXIMATE LOT
DIMENSIONS

PROPOSED BUILDING
(FFE 2nd FLOOR = 252.0')

PROPOSED BUILDING
(FFE 2nd FLOOR = 252.0')

BUILDING AREA = 34,690 GSF BUILDING AREA = 7,924 GSF

CAPITAL BANK
"SHARED LOTS"
(176 TOTAL)

CAPITAL BANK BUILDING DATA:

BANK GROSS SQUARE FOOTAGE* = 7,924 SF
OFFICES GROSS SQUARE FOOTAGE* = 34,690 SF
TOTAL GROSS SQUARE FOOTAGE* = 42,614 SF

* = BASED ON BUILDING SURVEYED DIMENSIONS

CAPITAL BANK REQUIRED PARKING = 1 SPACE / 300 SF
= 142 SPACES REQUIRED

CAPITAL BANK EXISTING PARKING = 145 SPACES

RECONFIGURED CAPITAL BANK PARKING = 180 SPACES

AVAILABLE FOR SHARED PARKING = 38 SPACES

PROJECT DATA:

EXISTING IMPERVIOUS AREA = 89,678 SF
PROPOSED IMPERVIOUS AREA = 96,799 SF
% INCREASE IN IMPERVIOUS AREA = 7.9%

PARKING SUMMARY:

REQUIRED:	Use	Number	PARKING REQUIRED AT PEAK DEMAND (000PM) (SEE PARKING STUDY ENCL.)	PARKING REQUIRED PER CITY OF RALEIGH
	Hotel Room	290 Rooms	276	1 Per Room: 290
	Meeting Rooms	200 Seats	40	1 Per 5 Seats: 40
	Ballroom	350 Seats	70	1 Per 5 Seats: 70
	Condos - 2 Bedroom	28 Units	56	2 Per Unit: 56
	Condos - 3 Bedroom	22 Units	54	2.5 Per Unit: 55
	Condos - 4 Bedroom	4 Units	12	3 Per Unit: 12
	Restaurant / Lounge	180 Seats	9	1 Per 4 Seats: 45
	Spa	8,015 sf	2	5 Per 1,000 sf: 40
	Total Parking Spaces Required		614	608

PROPOSED:	Parking Facility	Available Parking
	Exclusive Parking on Property:	
	Parking (Building "A" - Valet)	224
	Parking (West Lot - Valet)	135
	Surface Parking (Under Building A & B)	13
	Subtotal	372
	Shared Parking (Existing Parking Lot Areas):	
	Capital Bank Lot	38
	East Lot	77
	Northeast Lot	28
	Subtotal	143
	Total Parking Spaces Provided:	515

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Revisions

NO.	ISSUE	DATE
4	ISSUED FOR PERMIT RE-REVIEW	27 NOV 2007
3	ISSUED FOR PERMIT RE-REVIEW	29 OCT 2007
2	SITE SURVEY & CHANGES	22 OCT 2007
1	C.D.R. PLAN REVIEW	25 SEPT 2007

Sheet Information

Date: 11/27/2007
Job Number: 23027.000
Drawn: CJS
Checked: CJS
Approved: WAW
Title:

PARKING PLAN

SCALE: 1"=30'
0 15 30 60 Feet

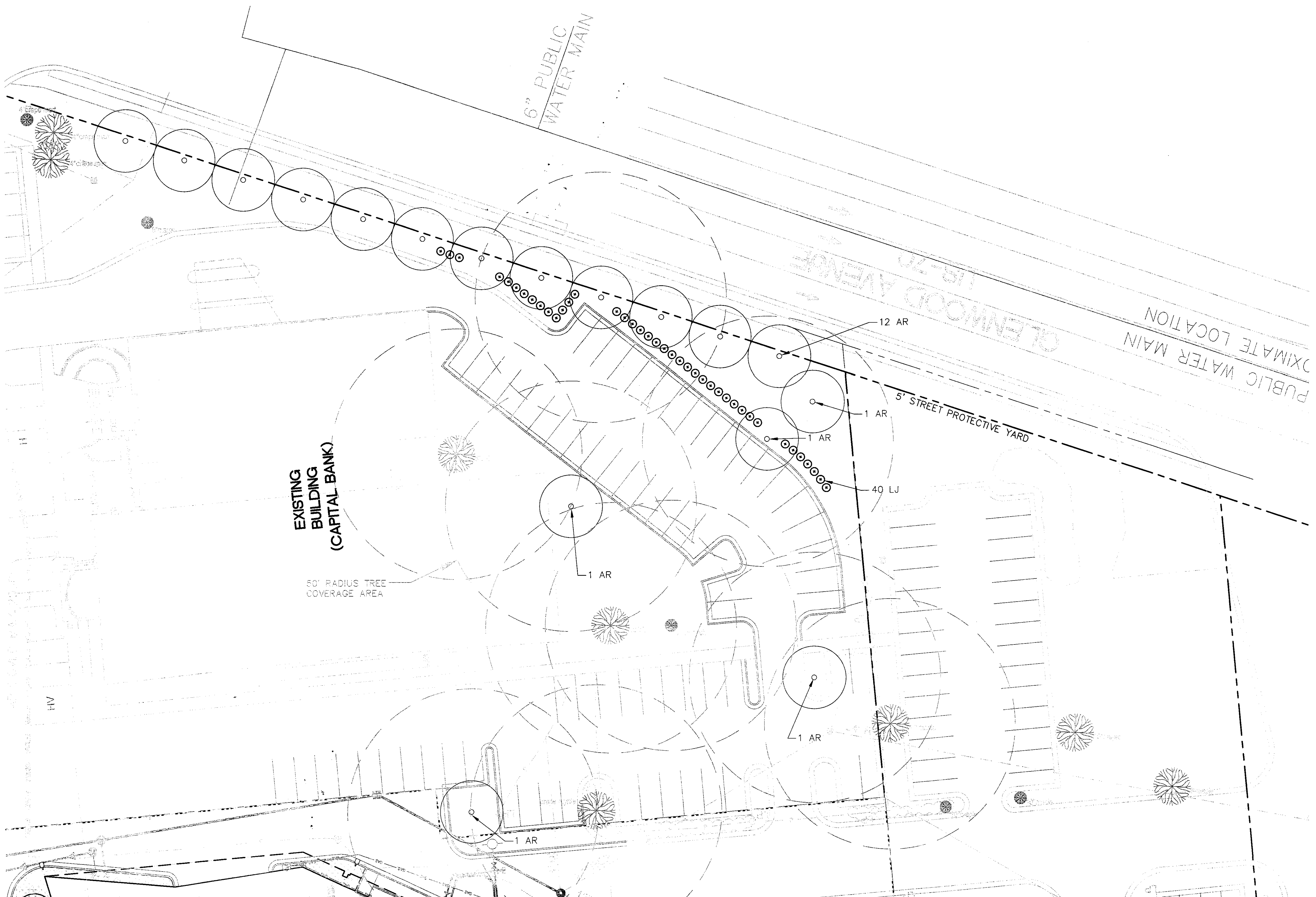
CCD2.1

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BEFORE YOU DO
CONTACT ONE-CALL CENTER
1-800-432-4949

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE, OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



PLANT SCHEDULE						
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPAC'G
TREES						
AR 17		ACER RUBRUM "OCTOBER GLORY"	RED MAPLE	3" CAL. 18' HGT.	8&8	A.I.
SHRUBS						
LJ 40		LIQUISTRUM JAPONICUM	WAXLEAF PRIVET	3 GAL.	CONT.	A.I.

LANDSCAPE CALCULATIONS

STREET YARD:
OLENWOOD AVENUE
STREET FRONTAGE = 190 LF.
RATIO = 1 (6" CAL.) TREE/50 LF.
REQUIRED TREES = 4 (190 LF./50)
PROVIDED TREES = 13

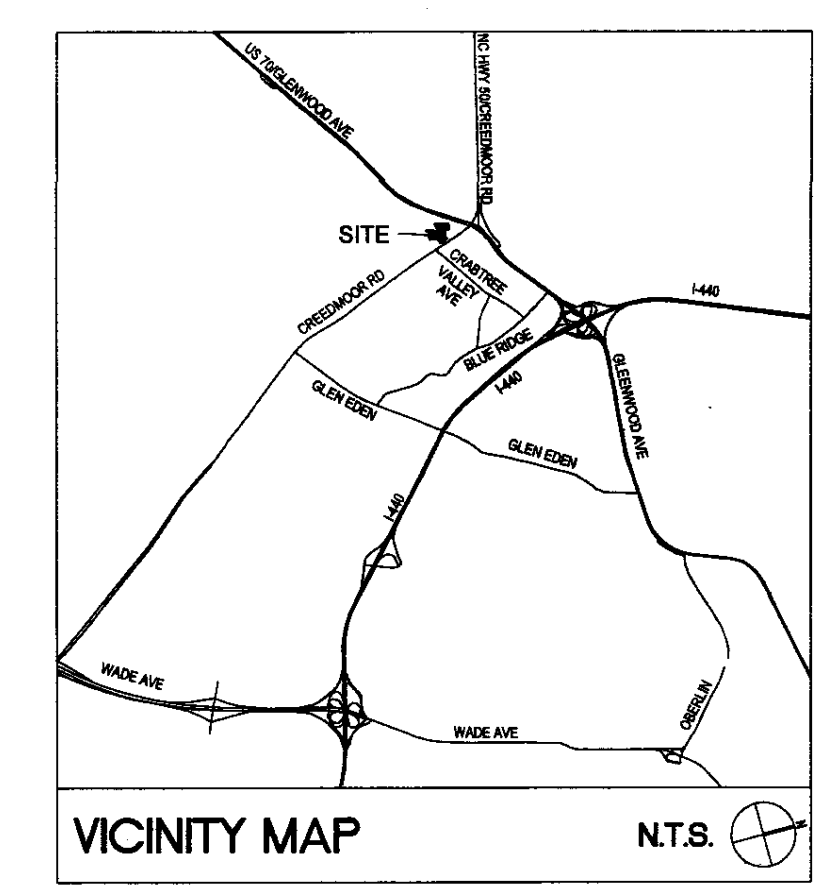
VEHICULAR SURFACE AREA REQUIREMENTS:
NEW VSA = 7100 SF
RATIO = 1 TREE PER 2000 SF VSA
REQUIRED TREES = 4
PROVIDED TREES = 4

RATIO = 1 SHRUB/500 SF VSA
REQUIRED SHRUBS = 14
PROVIDED SHRUBS = 14

ADDITIONAL SHRUBS TO PROVIDE
REQUIRED SCREENING FOR STREET YARD

ATTENTION CONTRACTOR/LANDSCAPER
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SITE, SIGNAL, OVERHEAD POWERLINES OR OTHER UTILITIES. NOTIFY THE LANDSCAPE ARCHITECT OF CHANGES TO THE APPROVED PLAN RECOMMENDED BY THE URBAN FORESTER.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE CITY OF RALEIGH PUBLIC UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



EXISTING SITE INFORMATION OBTAINED FROM THE GLENN-TREE INVESTMENTS, LLC TOPOGRAPHIC SURVEY BY THE JOHN A. EDWARDS & COMPANY, 333 WADE AVE., RALEIGH, NC 27605, (919) 828-4428, DATED 08/01/05, REVISED 07/12/07.

LEGEND (PLANTING)	
SYMBOL	DETAIL
	PROPOSED TREELINE --/-
	PROPOSED TREE 2/PL1.4
	PROPOSED SHRUBS 1/PL1.4
	PROPOSED SEED/SOD --/-
	PROPOSED GROUNDCOVER 6/PL1.4
	PROPOSED GROUNDCOVER 6/PL1.4
	PROPOSED LIGHT FIXTURE --/-

PLANTING PLAN NOTES

- SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF USA STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- HEIGHT AND WIDTH SPECIFICATIONS INDICATED ON PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE AND CALIPER.
- ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 8" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
- CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 8" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL MULCH ALL SHRUB BEDS WITH 4" AGED SHREDDED HARDWOOD BARK. CONTRACTOR SHALL MULCH ALL ANNUAL/PERENNIAL BEDS WITH 1" PINE BARK FINES.
- ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOO OR MULCH SHALL BE SEEDED BY THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS, AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PRESENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 8" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
- SEE DETAILS 1-13 SHEET PL1.4 FOR PLANTING DETAILS.
- CONTRACTOR SHALL RESEED/RESOQ LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
- CONTRACTOR SHALL COORDINATE ALL PLANTING IN THE RIGHT-OF-WAY WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR LOCAL TRANSPORTATION DEPARTMENT.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR PRIOR TO ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS REMOVING COMPACTED SOIL AND ADD 24" NEW TOPSOIL OR AMEND THE TOP 24" OF EXISTING SOIL TO MEET SPECIFIED TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 500 SQUARE FEET PER TREE).
- LARGE MATURING TREES SHALL BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CONTRACTOR SHALL CONTACT URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- CONTRACTOR SHALL CALL 919-516-2555 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, SEVEN TO TEN DAYS PRIOR TO THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY DATE.
- MINIMUM TREE SIZE AT PLANTING SHALL BE TWO INCH CALIPER (FOR SINGLE STEM TREES), ALL MULTI-STEM PLANTS SHALL BE TREE FORM, MAXIMUM THREE TO FIVE TRUNKS, AND A MINIMUM EIGHT FEET TALL.
- EXISTING VEGETATION SHALL MEET THE REQUIREMENTS OF SECTION 10-2082 OF THE RALEIGH CITY CODE AND IT WILL BE SUPPLEMENTED (IF INSUFFICIENT) PER THE RECOMMENDATIONS OF THE INSPECTOR.
- SHADED PLANT MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS IS REQUIRED TO MEET CITY OF RALEIGH TREE ORDINANCE AND ZONING ORDINANCE REQUIREMENTS. CONTRACT/COORDINATE WITH LANDSCAPE ARCHITECT IF PLANT QUANTITIES ARE ALTERED.
- ALL CARE SHALL BE TAKEN BY LANDSCAPE CONTRACTOR TO PROTECT EXISTING TREES ALONG CREEDMOOR ROAD FROM GRADING AND UTILITY WORK. INSTALL TREE PROTECTION FENCE AROUND CANOPY DRIP LINE OF EXISTING TREES. PROPOSED TREES SHALL BE PLANTED AMONGST EXISTING TREES, TAKING CARE TO MINIMIZE DAMAGE TO EXISTING TREES BY AVOIDING IMPACTS WITHIN CANOPY DRIP LINE.

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Revisions

NO.	ISSUE	DATE
4	ISSUED FOR PERMIT RE-REVIEW	27 NOV 2007
3	ISSUED FOR PERMIT RE-REVIEW	29 OCT 2007
2	SITE SURVEY AND CHANGES	22 OCT 2007
1	BID DOCUMENTS	16 APR 2007

Sheet Information

Date 11/27/2007
Job Number 23027.000
Drawn CJS
Checked CJS
Approved CBO

Capital Bank Landscape Plan

SCALE: 1"=20'
0 10 20 40

PL1.1

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